Appendix B: Metes and Bounds

METES AND BOUNDS DESCRIPTION

Suffolk Downs Parcel

East Boston and Revere, Massachusetts

A certain Parcel of Land in the Commonwealth of Massachusetts, County of Suffolk, Cities of East Boston and Revere, situated off William F. McClellan Highway, Waldemar Avenue, Washburn Avenue, and Winthrop Avenue, shown on a plan entitled "ALTA/NSPS Land Title Survey, 525 William F. McClellan Highway East Boston and Revere MA" dated May 23, 2017, and revised May 24, 2017 prepared by Beals and Thomas Inc. More particularly bounded and described as follows:

Beginning at most northeasterly corner of the premises, thence running;

S 25° 50' 12" W	2453.13 feet to a point of non-tangential curvature, thence turning and running;
SOUTHERLY	by a curve to the right with a length of 566.66 feet and a radius of 2688.79 feet to a point of non-tangential curvature, thence turning and running;
SOUTHWESTERLY	by a curve to the right with a length of 144.65 feet and a radius of 148.18 feet to a point of tangency, thence turning and running;
N 86° 09' 52" W	70.19 feet to a point, thence turning and running;
WESTERLY	by a curve to the right with a length of 18.23 feet and a radius of 288.22 feet to a point of non-tangential curvature, thence turning and running;
N 07° 27' 34" E	100.00 feet to a point of non-tangential curvature, thence turning and running;
WESTERLY	by a curve to the right with a length of 78.37 feet and a radius of 188.22 feet to a point of tangency, thence turning and running;
N 58° 41' 08" W	1050.00 feet to a point, thence turning and running;
S 31° 18' 52" W	100.00 feet to a point, thence turning and running;
N 58° 41' 08" W	150.68 feet to a point, thence turning and running;
WESTERLY	by a curve to the left with a length of 712.00 feet and a radius of 1465.00 feet to a point of reverse curvature, thence turning and running;

WESTERLY	by a curve to the right with a length of 182.45 feet and a radius of 828.45 feet to a point, thence turning and running;
N 73° 54' 48" W	663.79 feet to a point, thence turning and running;
WESTERLY	by a curve to the left with a length of 210.98 feet and a radius of 740.61 feet to a point, thence turning and running;
S 89° 45' 52" W	385.00 feet to a point, thence turning and running;
N 00° 14' 08" W	90.00 feet to a point, thence turning and running;
S 89° 45' 52" W	108.90 feet to a point, thence turning and running;
N 30° 38' 04" E	680.72 feet to a point, thence turning and running;
S 72° 55' 46" E	102.09 feet to a point, thence turning and running;
N 30° 38' 04" E	35.00 feet to a point, thence turning and running;
S 72° 55' 46" E	143.76 feet to a point, thence turning and running;
S 58° 55' 56" E	615.50 feet to a point, thence turning and running;
S 56° 06' 46" E	304.47 feet to a point, thence turning and running;
NORTHEASTERLY	by a curve to the left with a length of 155.68 feet and a radius of 120.00 feet to a point, thence turning and running;
N 49° 33' 19" E	311.11 feet to a point, thence turning and running;
N 44° 12' 04" E	473.63 feet to a point, thence turning and running;
N 47° 38' 04" E	169.84 feet to a point, thence turning and running;
N 41° 59' 00" E	112.90 feet to a point, thence turning and running;
N 50° 20' 34" E	426.66 feet to a point, thence turning and running;
N 78° 09' 14" E	106.63 feet to a point, thence turning and running;
N 37° 08' 31" E	1203.44 feet to a point, thence turning and running;
N 19° 45' 35" W	533.10 feet to a point, thence turning and running;

EASTERLY by Sales Creek 366 feet more or less to a point, thence turning and

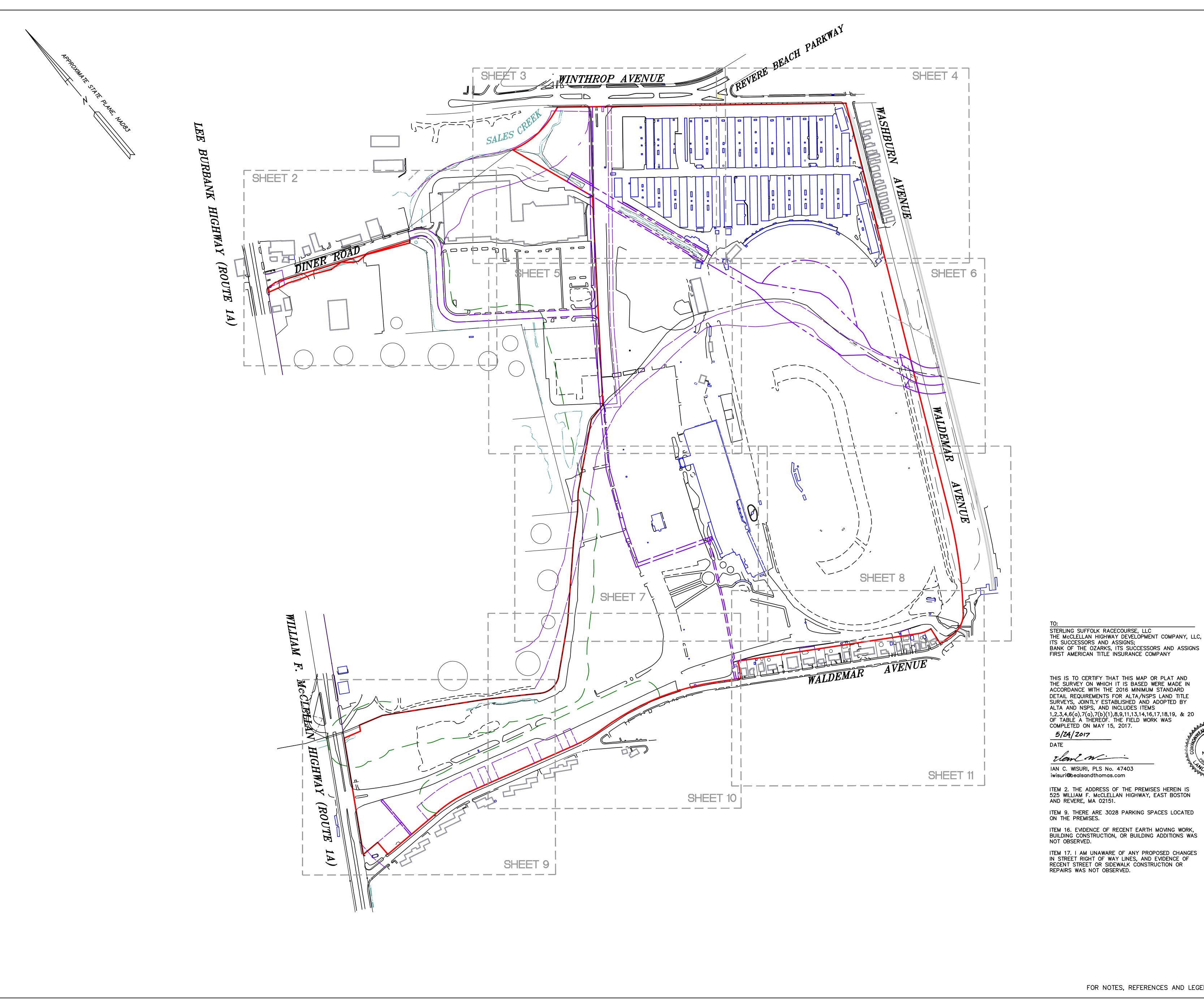
running;

S 50° 48' 13" E 1663.00 feet to the point of beginning.

Containing 7,024,127 square feet more or less, or 161.252 acres more

or less.

This metes and bounds description does not include parcel C-4(2) which is excluded from the Project Site.



PREPARED FOR:

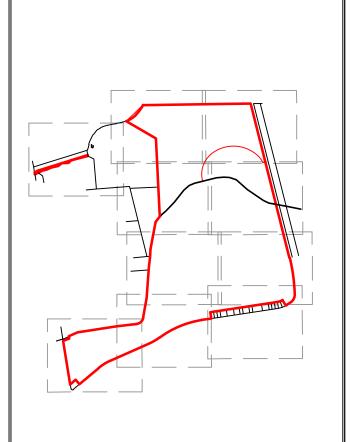
THE McCLELLAN **HIGHWAY DEVELOPMENT** COMPANY,LLC c/o THE HYM INVESTMENT

GROUP, LLC ONE CONGRESS STREET, 11th FLOOR BOSTON, MA 02114

RECORD OWNER:

STERLING SUFFOLK RACECOURSE, LLC

DEED BOOK 21541. PAGE 247 L.C. DOCUMENT NO. 553756



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ALL RIGHTS RESERVED

ALTA/NSPS LAND TITLE SURVEY

525 WILLIAM F. McCLELLAN HIGHWAY EAST BOSTON AND REVERE, MA (SUFFOLK COUNTY)

PREPARED BY:



BEALS AND THOMAS, INC.

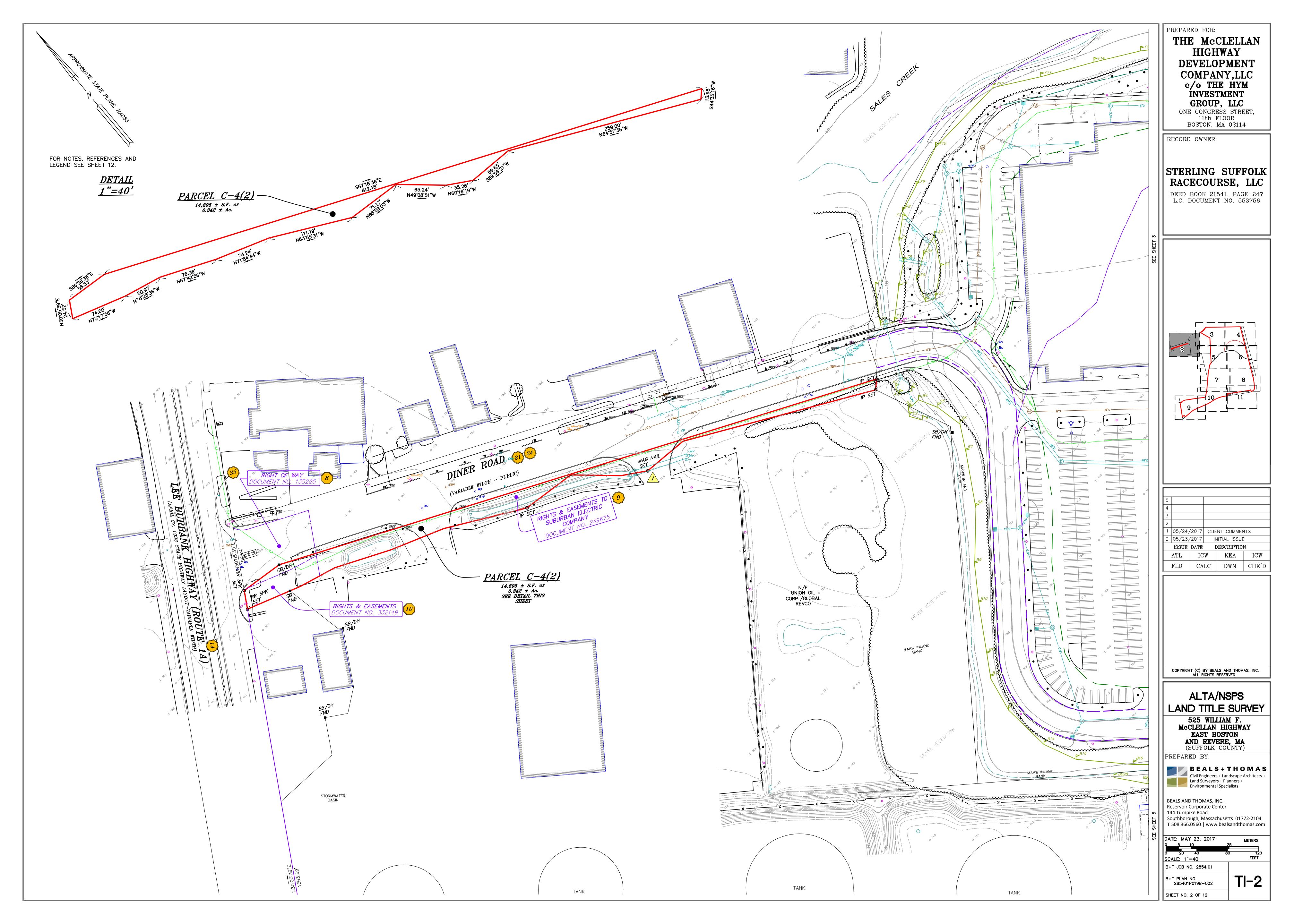
Reservoir Corporate Center 144 Turnpike Road Southborough, Massachusetts 01772-2104 **T** 508.366.0560 | www.bealsandthomas.com DATE: MAY 23, 2017

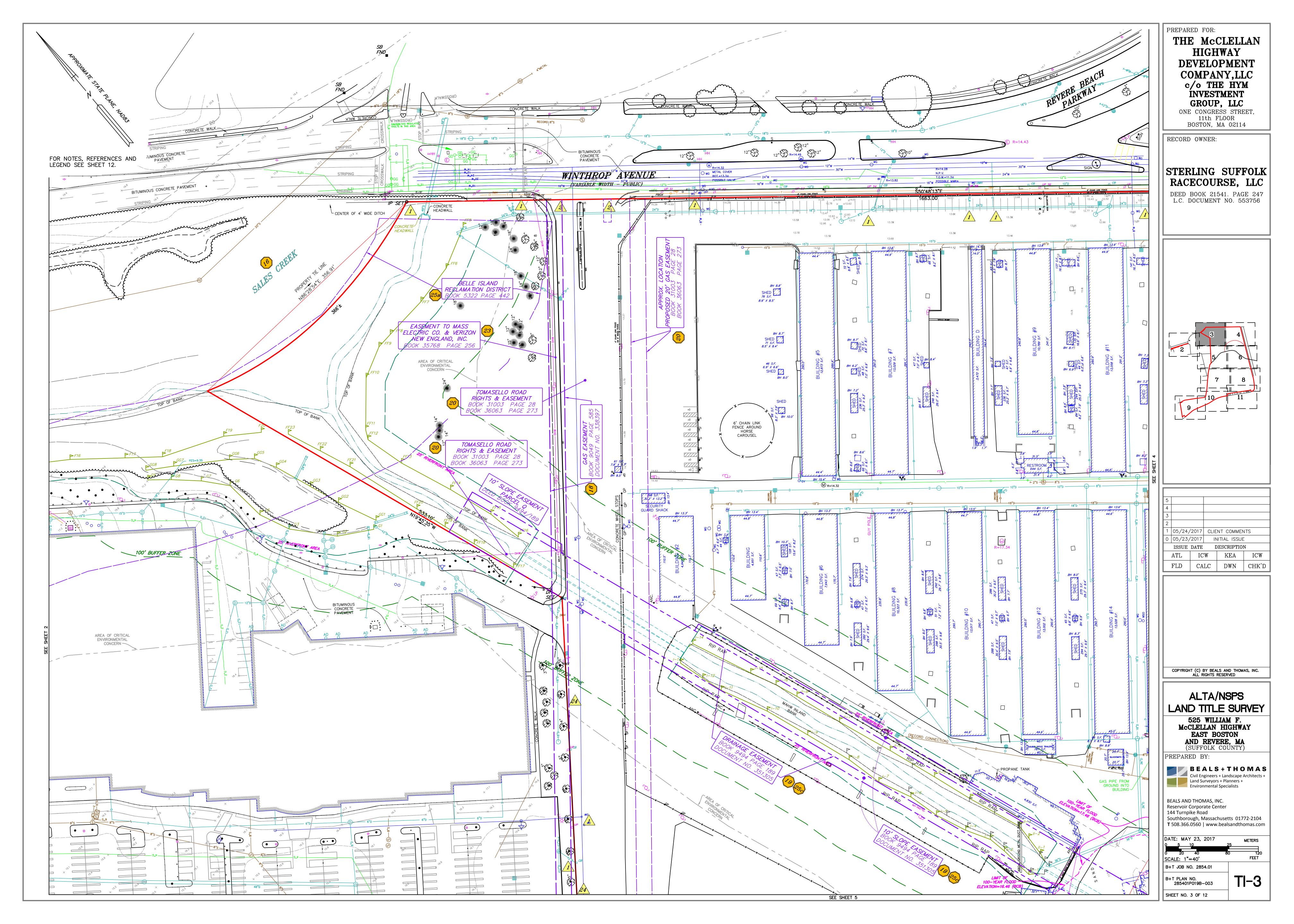
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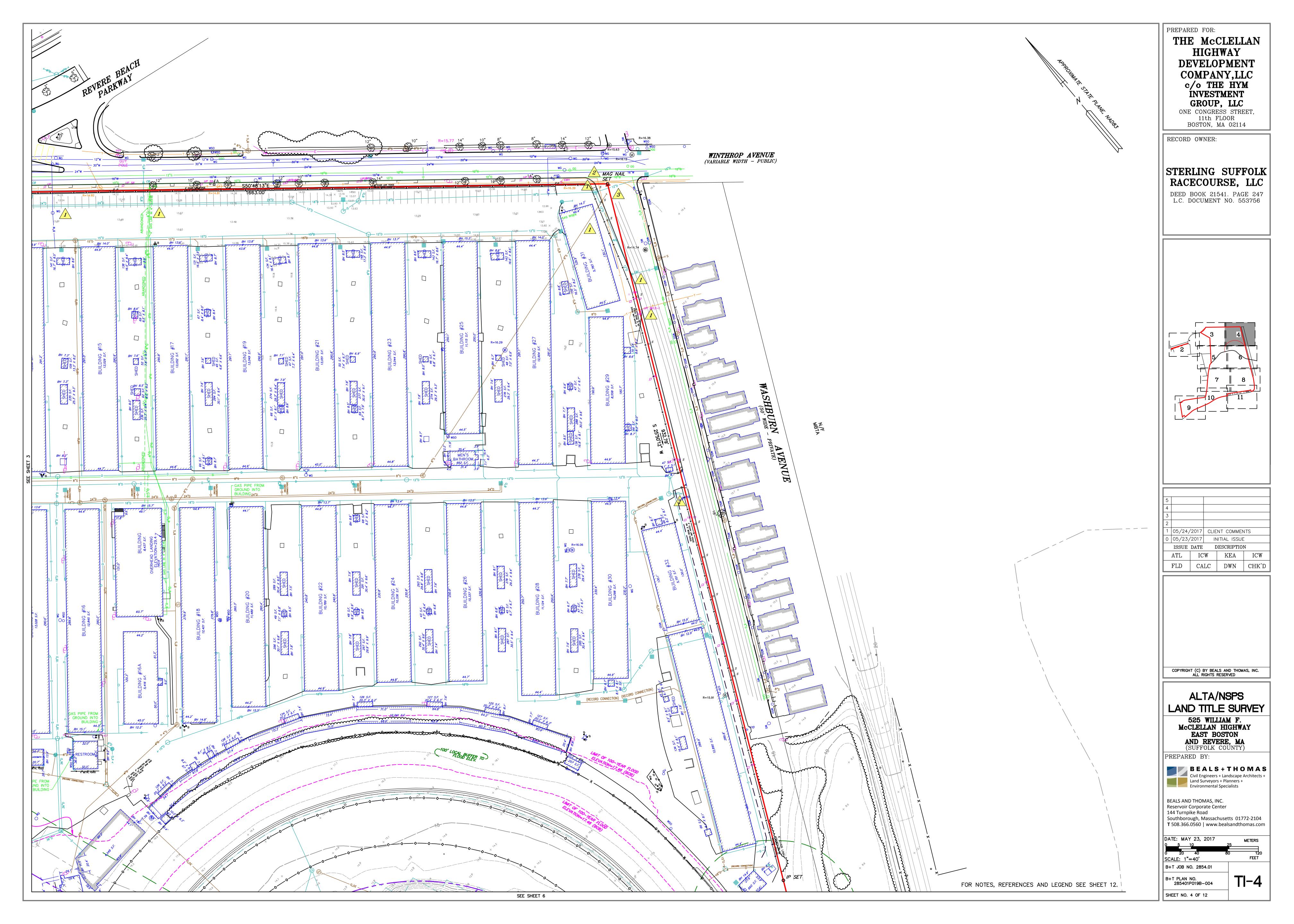
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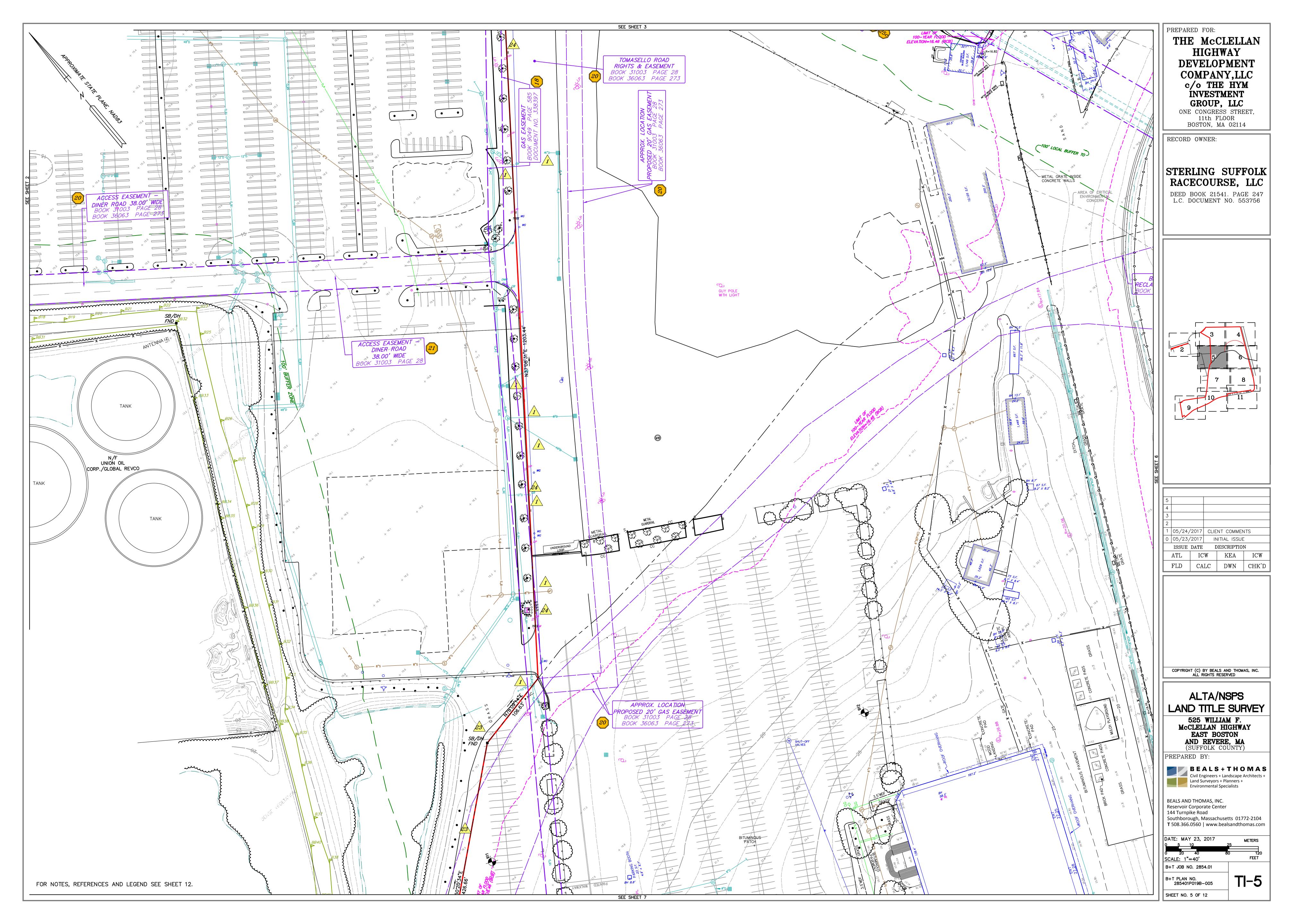
SHEET NO. 1 OF 12

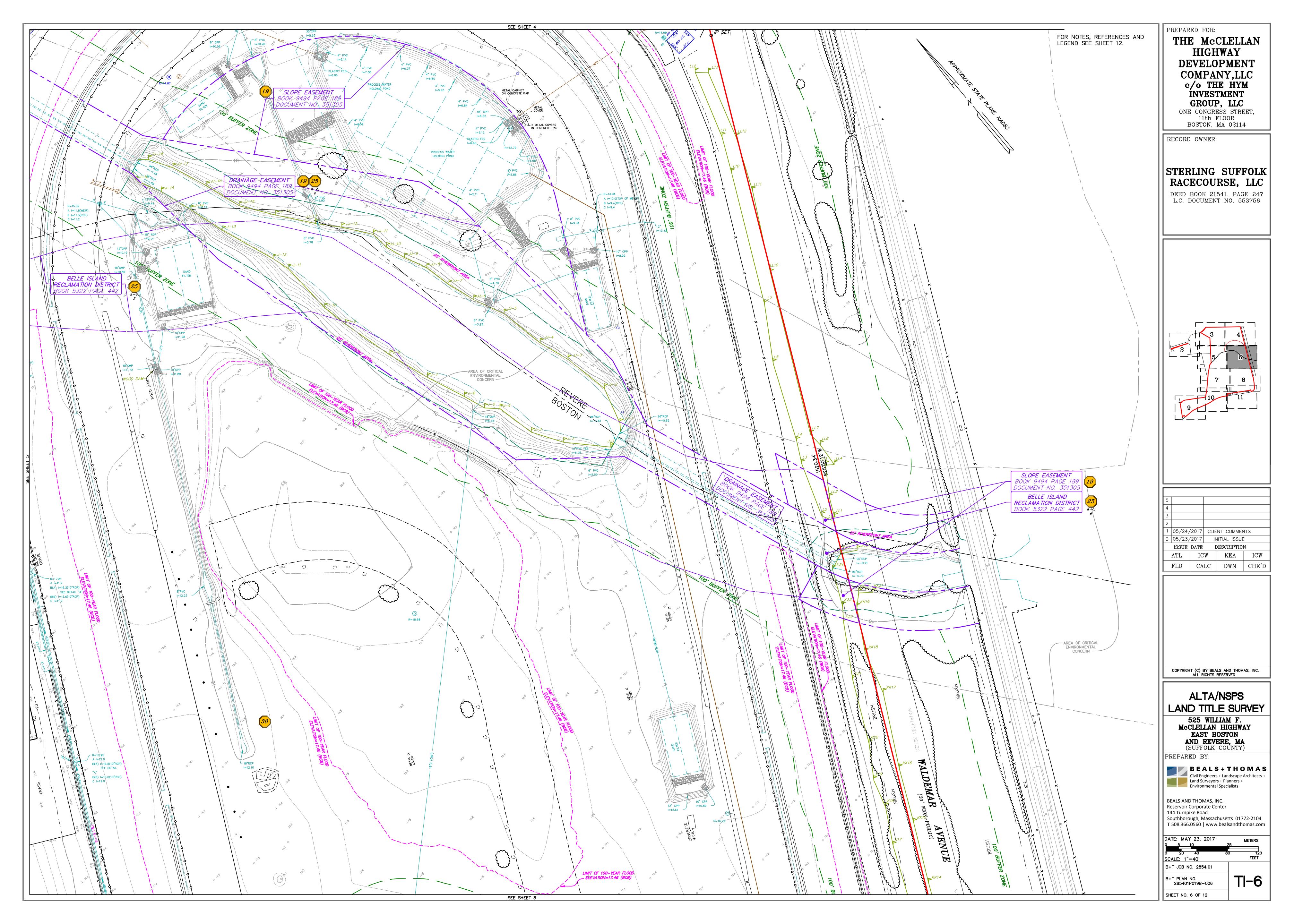
No. 47403



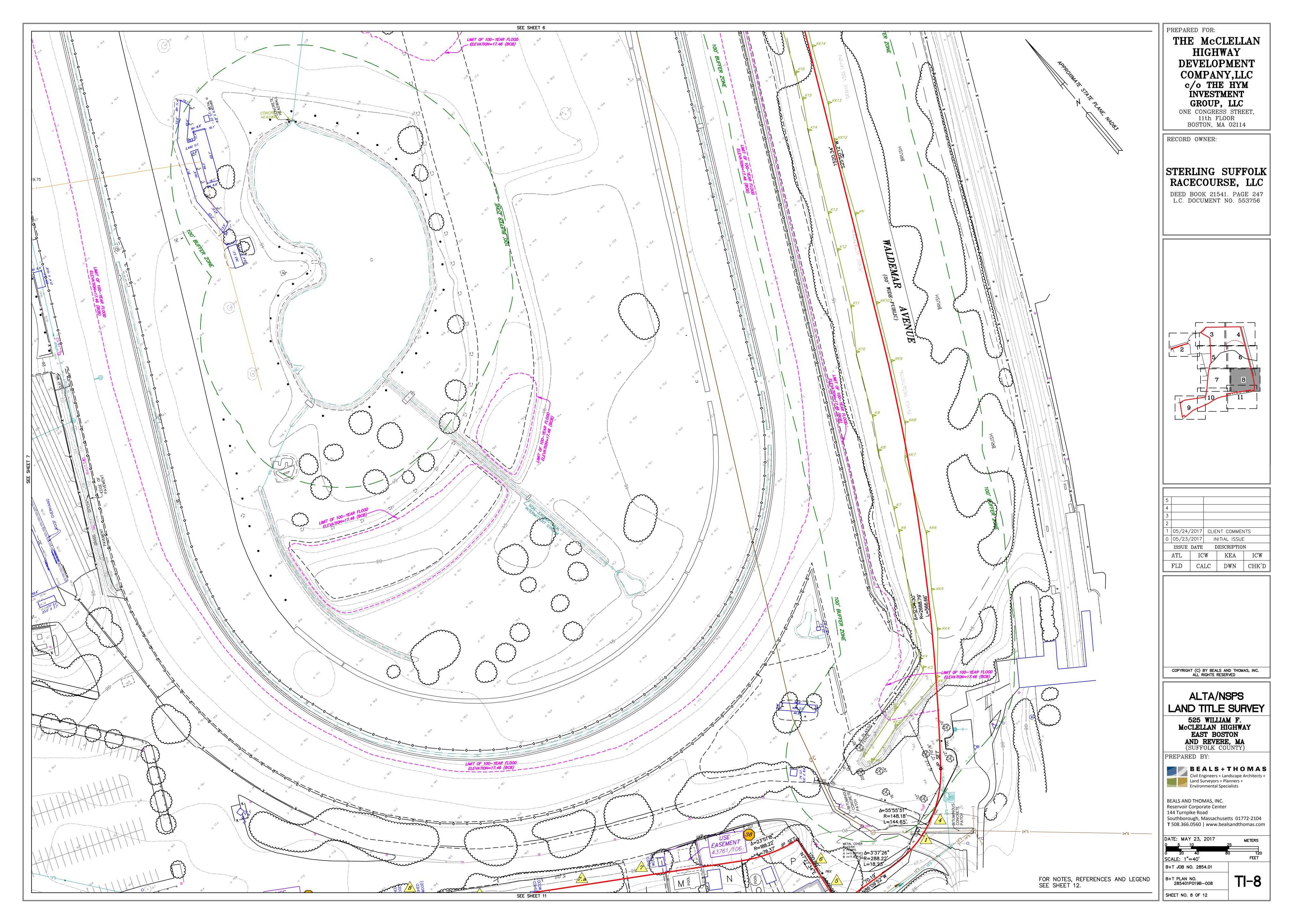


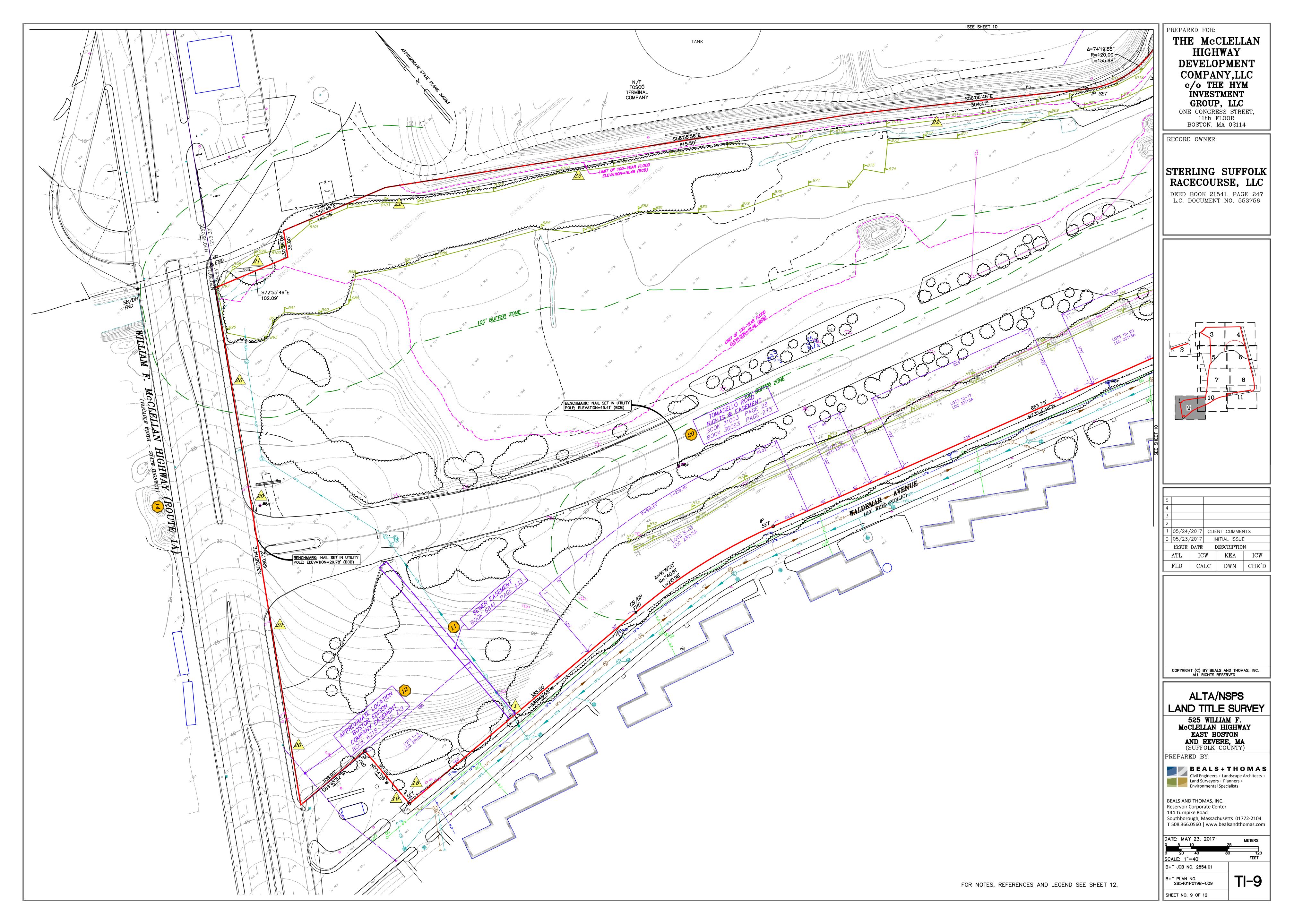


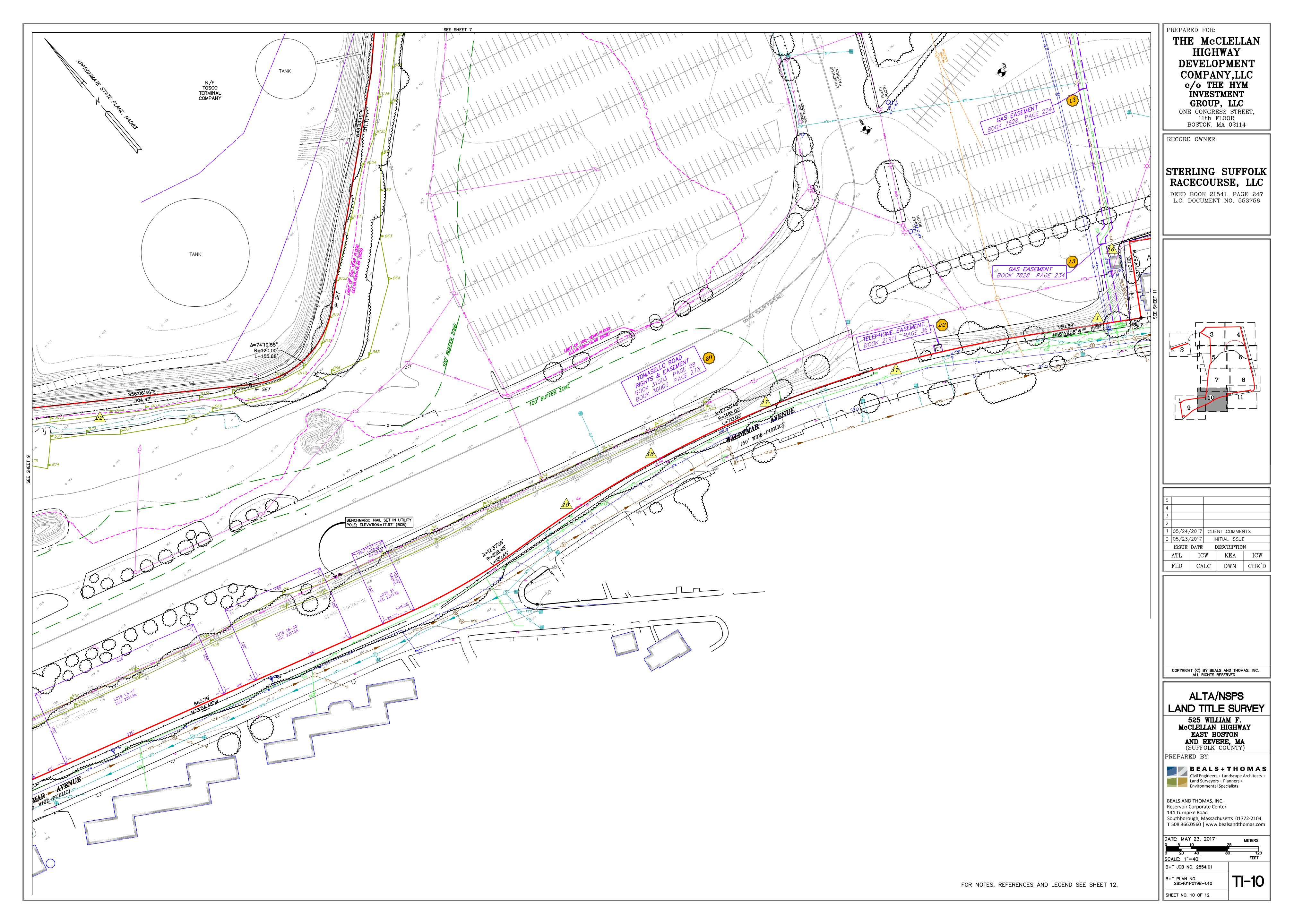


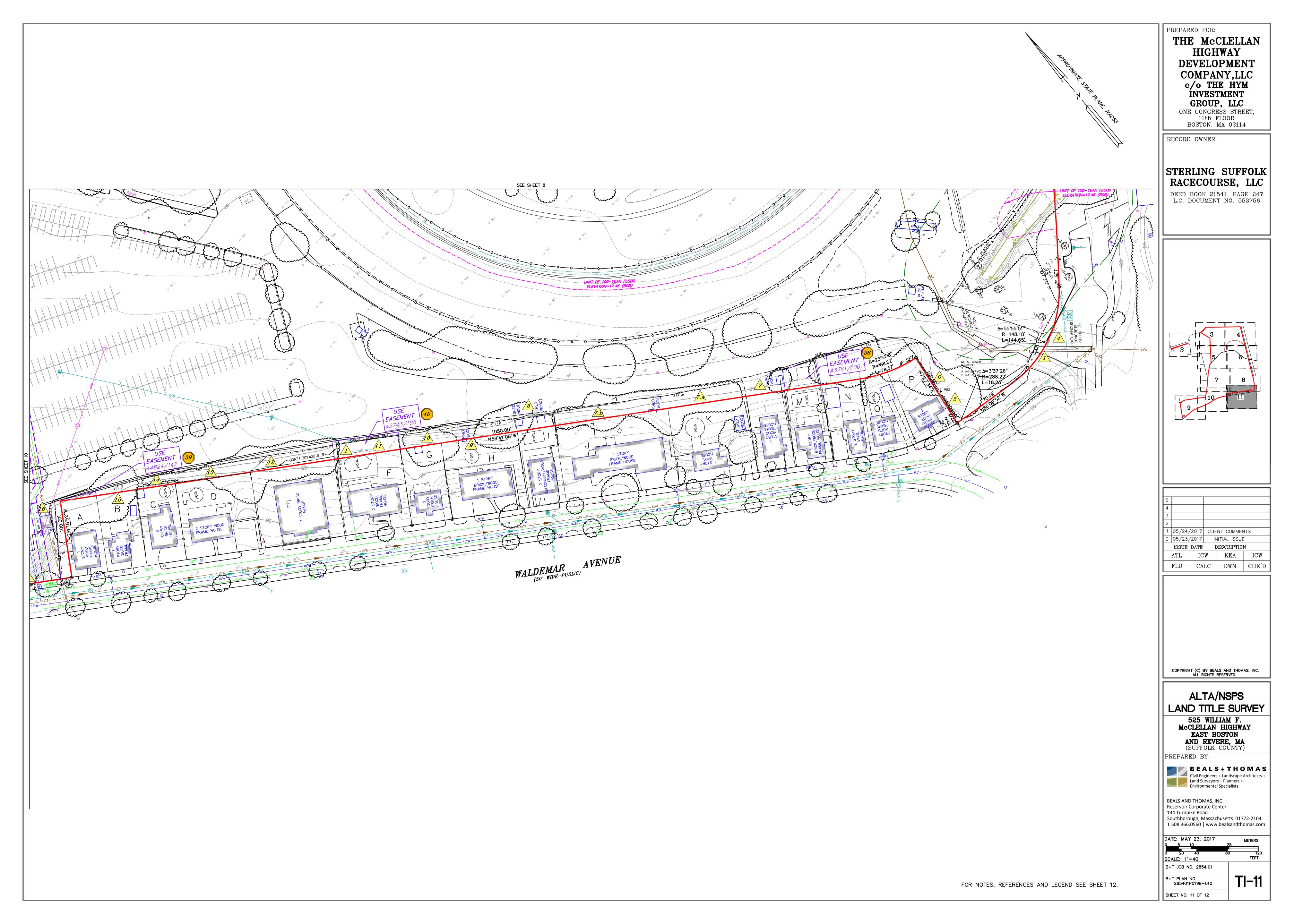












EXCEPTIONS

KEY DESCRIPTION

EXCEPTIONS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT No. NCS-782065-BOS1, DATED: FEBRUARY 23, 2017 @ 10:12 a.m.

Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land. TITLE MATTER. NOT INVESTIGATED, NOT SHOWN

2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. TITLE MATTER, NOT INVESTIGATED,

3. Any Lien, or Right to a Lien, for Services, Labor or Material theretofore or hereafter furnished, imposed by law and not shown in the public records.

4. Real Estate Taxes and Municipal Charges which may constitute liens. TITLE MATTER. NOT INVESTIGATED. NOT SHOWN Title to and rights of the public and others entitled thereto in and to those portions of the insured premises lying within the bounds of adjacent streets, roads, and ways.

6. The exact acreage or square footage being other than as stated in Schedule A or the plan(s) therein referred to.

7. This item has been intentionally deleted.

Right of way in favor of Sun Oil Company filed on August 26, 1937 as Document No. 135225. AFFECTS PARCEL C-4(2)(Y), AS SHOWN

Riahts and Easements set forth in Grant to Suburban Electric Company filed on July 27, 1961 as Document No. 249675. AFFECTS PARCEL C-4(2)(Y), AS SHOWN

10. Rights and Easement in favor of Union Petroleum Corporation as set forth in Agreement and Grant dated March 3, 1977 and filed as Document No. 332149.

11. Taking by the City of Boston for sewer purposes dated January 12, 1953 and recorded in Book 6841, Page 433.

12. Lease of rights and easements to string and maintain utility line in favor of Boston Edison Company dated March 28, 1947 and recorded in Book 6318, Page 219. 13. Utility easement to Boston Gas Company dated February 6, 1964 and recorded in

Book 7828,Page 234. 14. Taking by the Commonwealth of Massachusetts for the layout of a state highway

15. Slope easements as referenced in deed to Boston Port Development Company date May 20, 1932 and filed as Document 111853. NOTE: Please note that the final policy will include an ALTA 34 "Identified Risk"

endorsement for Item 15 above. LOCATION CANNOT BE DETERMINED BY RECORD DOCUMENT 16. Rights of the Federal and State Governments or the public in the portion of the premises, if any, that lies beyond the primitive high water line, including the Public Trust Doctrine, so-called.

 $^{
m |}$ (Lee Burbank Highway) in Revere dated April 22, 1932 and filed as Document 110241.

17. This item has been intentionally deleted.

18. Rights and Easements in favor of the Boston Gas Company as set forth in grant dated February 17, 1978 and recorded in Book 9049, Page 585 and filed as Document

19. Rights and Easements in favor of Commonwealth of Massachusetts Department of Environmental Quality Engineering as set forth in Agreement and Grant dated July 11, 1980 and recorded in Book 9494, Page 189 and filed as Document No. 351305.

20. Terms and provisions of Declaration of Covenants, Restrictions and Easements by and between Sterling Suffolk Racecourse, LLC and Revere Diner Realty, LLC dated as of March 31, 2003 and recorded in Book 31003, Page 28; as amended by First Amendment to Declaration of Covenants, Restrictions and Easements dated September 23, 2004 and recorded in Book 36063, Page 273.

21. Terms and provisions of Declaration and Grant of Easements, Rights and Restrictions by and between Sterling Suffolk Racecourse, LLC and Burbank Development LLC dated as of March 2003 and recorded in Book 31086, Page 135 and filed as Document No. 654137.

22. Rights and easements set forth in Easement Agreement by and between Sterling Suffolk Racecourse, LLC and New England Telephone and Telegraph Company d/b/a Bell Atlantic dated October 29, 1977 and recorded in Book 21911, Page 36.

AS SHOWN

23. Rights and easements set forth in grant to Massachusetts Electric Company and Verizon New England, Inc. dated September 23, 2004 and recorded in Book 35768, Page 256.

24. Confirmatory Order regarding layout and acceptance of a public street of a portion of Diner Road and Acceptance of conveyance of title by City of Revere dated September 26, 2005 and recorded in Book 38463, Page 307.

25. Rights of others in and to Sales Creek or other streams or brooks that may cross the Land, as affected by the Belle Isle Reclamation District Plan dated 1932 as acknowledged by document recorded in Book 5317, Page 347, and by the terms and provisions of the following Licenses:

Book 5322 Page 442 and filed as Document No. 110245; Book 5447, Page 446 and filed as Document No. 119901: Book 5521 Page 355 and filed as Document No. 124644; Intentionally Deleted;

Intentionally Deleted; and

(f) License dated 1891 and record in Book 2025, Page 470.

26. This item has been intentionally deleted 27. This item has been intentionally deleted

28. This item has been intentionally deleted

29. This item has been intentionally deleted

30. This item has been intentionally deleted

31. This item has been intentionally deleted

32. This item has been intentionally deleted 33. This item has been intentionally deleted

35. This item has been intentionally deleted

34. This item has been intentionally deleted

Notice (that hazardous waste may have been disposed) pursuant to Chapter 21C, Section 7 dated June 25, 1986, recorded on June 26, 1986 in Book 12611, Page 244 and filed as Document No.406937, as affected by Affidavit of Richard J. Hughto dated June 23, 1997 and record in Book 21542, Page 261,

37. Easement for Electric Service from Sterling Suffolk Racecourse, LLC to NSTAR Electric Company dated April 11, 2008 and recorded in Book 43521, Page 340 and filed as Document No. 751862. (LOCATION CANNOT BE DETERMINED BY RECORD DOCUMENT)

Racecourse LLC and Peter Frassica and recorded in Book 44824, Page 142. AS SHOWN

38. Easement Agreement dated as of January 14, 2008 between Sterling Suffolk Racecourse, LLC and Ann Marie Lopresti and recorded in Book 43761. Page 106. **39** 39. Easement Agreement dated as of April 3, 2009 between Sterling Suffolk

40. Easement Agreement dated as of October 6, 2009 between Sterling Suffolk Racecourse, LLC and Derek J. Brodin and Koren Brodin and recorded in Book 45743, Page 198.

41. This item has been intentionally deleted.

42. This item has been intentionally deleted

43. Declaration of Restrictive Covenant and Subordination of Mortgagee by and between Sterling Suffolk Racecourse, LLC and Caesars Massachusetts Investment Company, LLC and VNO Suffolk II LLC dated January 20, 2016 and recorded in Book 55617, Page 119 and filed as Document No. 852371. TITLE MATTER, NOT INVESTIGATED. NOT SHOWN

RECORD DESCRIPTION

RECORD DESCRIPTION TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT No. NCS-782065-BOS1, DATED: FEBRUARY 23, 2017 @ 10:12 a.m.

Real property in the City of East Boston and Revere, County of Suffolk, Commonwealth of Massachusetts, described as follows:

A certain parcel of land situated in the Cities of Boston and Revere, County of Suffolk, Commonwealth of Massachusetts, commonly known as Suffolk Downs, shown on a plan entitled "Plan of Land in Boston and Revere" prepared by Rizzo Associates dated December 10, 1996, revised January 23, 1997 and recorded with Suffolk

County Registry of Deeds in Book 21541, Page 247.

The above—described parcel includes the following Registered Land: A certain parcel of land situated in that part of Boston called East Boston in the County of Suffolk and Commonwealth of Massachusetts, situated on Waldemar Avenue. Said land is shown as Lots One (1) thru Twenty-One (21) as shown on plan drawn by B. C. & J. J. Gallo, Civil Engineers, dated June 4, 1951, and September 18, 1953, as modified and approved by the Court, filed in the Land Registration Office as Plan No. 23113—A, a copy of a portion of which is filed with Certificate of Title

Excepting therefrom so much of the land shown as Parcels A-1 (1) and A-1 (2) on a Plan entitled

"Plan of Land in Revere Massachusetts (Suffolk County)" dated November 25. 2002. last revised February 26. 2003. drawn by BSC Group and recorded with Suffolk Registry of Deeds in Book 31003, Page 26, which parcels were conveyed to Revere Diner Realty LLC by Deed dated March 21, 2003 and recorded in Book 31003, Page 26.

Also, excepting therefrom so much of the land shown as Parcels C-4(1)and C-4(2)(Z) on a plan entitled "Plan of Land in Revere, Massachusetts (Suffolk County) by BSC Group, dated March 30, 2005 and recorded with Suffolk Registry of Deeds in Book 2005, Page 395, which parcels were conveyed to the City of Revere by deed dated October 4, 2005 and recorded in Book 38463, Page 300.

PARCEL TWO:

A.) Together with the benefit of the easements set forth in the Declaration of Covenants, Restrictions and Easements by and between Sterling Suffolk Racecourse, LLC and Revere Diner Realty, LLC dated as of March 31, 2003 and recorded in Book 31003, Page 28; as amended by First Amendment to Declaration of Covenants. Restrictions and Easements dated September 23, 2004 and recorded in Book 36063, Page 273.

B.) Together with the benefit of the easements set forth in the Declaration and Grant of Easements, Rights and Restrictions by and between Sterling Suffolk Racecourse, LLC and Burbank Development LLC dated as of March 2003 and recorded in Book 31086, Page 135 and

LEGEND

SEWER LINE/MANHOLE

DRAIN LINE/MANHOLE

FLARED END/INVERT

POST INDICATOR VALVE TELEPHONE LINE/MANHOLE

ELECTRIC LINE/MANHOLE

CATCH BASIN

GAS LINE/GATE

OVERHEAD WIRE

LIGHT POLE

GUY WIRE

UTILITY POLE

BOLLARD POST

CHAIN LINK FENCE

CONCRETE CURB

GRANITE CURB

TREE LINE

RIPRAP

BUILDING

BORING LOCATION

BANK/BANK FLAG

100' BUFFER ZONE

MINOR CONTOUR

MAJOR CONTOUR

SPOT ELEVATION

EDGE OF WATER

CAPE COD BERM

ELECTRIC METER

BITUMINOUS CONCRETE

DOUBLE CATCH BASIN

EDGE OF PAVEMENT

AREA DRAIN

BENCHMARK

DROP INLET

GAS METER

HEAD WALL

LOADING DOCK

STONE BOUND

DRILL HOLE

FOUND

CONCRETE BOUND

IRON PIN/IRON PIPE

MONITORING WELL

OUTLET CONTROL STRUCTURE

BOUNDARY OF BORDERING

APPROXIMATE BOUNDARY OF

100-YEAR FLOOD ELEVATION

BORDERING VEGETATED WETLAND

VEGETATED WETLAND

STONE WALL

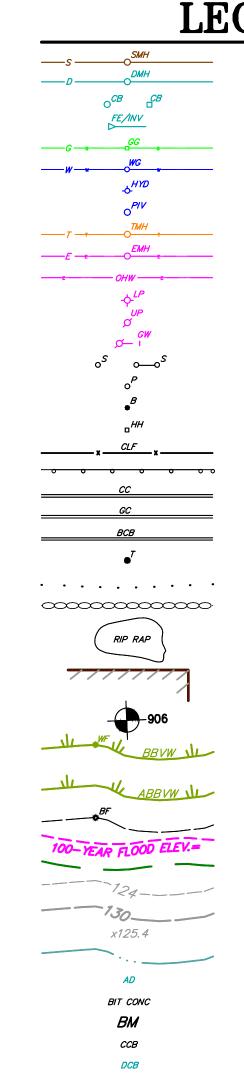
GUARDRAIL/GUIDERAIL

BITUMINOUS CONCRETE BERM

HAND HOLE

HYDRANT

WATER LINE/GATE



PERIMETER DESCRIPTION

BEING THE SAME PREMISES AS SHOWN ON THIS SURVEY, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

SUFFOLK DOWNS PARCEL:

Beginning at most northeasterly corner of the premises, thence running; S 25° 50′ 12" W 2453.13 feet to a point of non-tangential curvature, thence turning and running;

SOUTHERLY by a curve to the right with a length of 566.66 feet and a radius of 2688.79 feet to a point of non-tangential curvature, thence turning and running;

SOUTHWESTERLY by a curve to the right with a length of 144.65 feet and a radius of 148.18 feet to a point of tangency, thence turning and running:

N 86° 09' 52" W 70.19 feet to a point, thence turning and running; by a curve to the right with a length of 18.23 feet and a radius of 288.22 feet to a point of non-tangential curvature, thence turning and running;

N 07° 27' 34" E 100.00 feet to a point of non-tangential curvature, thence turning and running;

by a curve to the right with a length of 78.37 feet and a radius of 188.22 feet to a point of tangency, thence turning and running:

N 58° 41' 08" W 1050.00 feet to a point, thence turning and running; S 31° 18' 52" W 100.00 feet to a point, thence turning and running; N 58° 41' 08" W 150.68 feet to a point, thence turning and running; by a curve to the left with a length of 712.00 feet and a radius of 1465.00 feet to a point of reverse curvature, thence turning and running;

by a curve to the right with a length of 182.45 feet and a radius of 828.45 feet to a point, thence turning and running;

N 73° 54' 48" W 663.79 feet to a point, thence turning and running; by a curve to the left with a length of 210.98 feet and a radius of 740.61 feet to a point, thence turning and runnina:

S 89° 45′ 52" W 385.00 feet to a point, thence turning and running; N 00° 14′ 08" W 90.00 feet to a point, thence turning and running; S 89° 45′ 52" W 108.90 feet to a point, thence turning and running; N 30° 38' 04" E 680.72 feet to a point, thence turning and running; S 72° 55' 46" E 102.09 feet to a point, thence turning and running; N 30° 38' 04" E 35.00 feet to a point, thence turning and running; S 72° 55' 46" E 143.76 feet to a point, thence turning and running; S 58° 55′ 56" E 615.50 feet to a point, thence turning and running; S 56° 06' 46" E 304.47 feet to a point, thence turning and running NORTHEASTERLY by a curve to the left with a length of 155.68 feet and a radius of 120.00 feet to a point, thence turning and

N 49° 33' 19" E 311.11 feet to a point, thence turning and running; N 44° 12' 04" E 473.63 feet to a point, thence turning and running N 47° 38' 04" E 169.84 feet to a point, thence turning and running N 41° 59′ 00" E 112.90 feet to a point, thence turning and running; N 50° 20′ 34" E 426.66 feet to a point, thence turning and running; N 78° 09′ 14" E 106.63 feet to a point, thence turning and running; N 37° 08' 31" E 1203.44 feet to a point, thence turning and running; N 19° 45′ 35" W 533.10 feet to a point, thence turning and running; by Sales Creek 366 feet more or less to a point, thence

S 50° 48' 13" E 1663.00 feet to the point of beginning. Containing 7,024,127 square feet more or less, or 161.252 acres more or less.

turning and running;

PARCEL C-4(2):

Beginning at most northwesterly corner of the premises, thence running; S 86° 26′ 36" E 56.33 feet to a point, thence turning and running; S 67° 16′ 36" E 812.18 feet to a point, thence turning and running; S 44° 35′ 16" W 13.98 feet to a point, thence turning and running; N 64° 57' 36" W 259.00 feet to a point, thence turning and running; S 89° 56′ 21" W 59.65 feet to a point, thence turning and running; N 60° 16′ 19" W 35.26 feet to a point, thence turning and running; N 49°08′51" W 65.24 feet to a point, thence turning and running N 86° 59' 03" W 71.17 feet to a point, thence turning and running; N 63° 55′ 31" W 111.19 feet to a point, thence turning and running; N 71° 54′ 44″ W 74.24 feet to a point, thence turning and running; N 67° 42° 56" W 76.36 feet to a point, thence turning and running N 78° 28′ 36" W 50.97 feet to a point, thence turning and running; N 73° 17' 36" W 74.60 feet to a point, thence turning and running; N 30° 05' 39" E 24.52 feet to the point of beginning

Containing 14,895 square feet more or less, or 0.342 acres

OBSERVATIONS

KEY DESCRIPTION

VARIOUS UTILITIES CROSS THE PREMISES OR APPEAR TO HEAD ONTO OR OFF OF THE PREMISES AS SHOWN.

SIDEWALKS AND CURBING CROSS ONTO THE PREMISES PROXIMATE TO WINTHROP AVENUE.

A PORTION OF THE TRAVELED WAY AS WELL AS SIDEWALK LIE ON THE PREMISES PROXIMATE TO WASHBURN AVENUE. A PORTION OF CURBING STRADDLES THE PROPERTY LINE AS SHOWN

A RETAINING WALL STRADDLES THE PROPERTY LINE FROM LAND NOW OR FORMERLY OF TAURASI AS SHOWN.

PROXIMATE TO THE EASTERN END OF WALDEMAR AVENUE.

A CHAINLINK FENCE STRADDLES THE PROPERTY LINE FROM LAND NOW OR FORMERLY OF TAURASI AS SHOWN. A SHED, PAVED AREA AND SIGN OF GENERAL USE EXIST UPON THE

PREMISES FROM LAND NOW OR FORMERLY OF MAGALETTA. SIGNS OF USE AND DEBRIS EXIST UPON THE PREMISES FROM LAND NOW OR FORMERLY OF LABADINI.

SIGNS OF USE, DEBRIS AND A SHED EXIST UPON THE PREMISES FROM LAND NOW PR FORMERLY OF CUMMINGS. SHEDS, FENCING, DEBRIS AND AREA IN USE ON THE PREMISES FROM

LAND NOW OR FORMERLY OF CIAMPA. SHED, DEBRIS AND AREA IN USE ON THE PREMISES FROM LAND NOW OR FORMERLY OF DELPRATO.

SHED, DEBRIS AND AREA IN USE ON THE PREMISES FROM LAND NOW OR FORMERLY OF STELLATI.

RETAINING WALL, FENCE, POOL AREA, AND AREA IN USE ON THE PREMISES FROM LAND NOW OR FORMERLY OF PETRILL. FENCE, DEBRIS AND AREA IN USE ON THE PREMISES FROM LAND NOW

OR FORMERLY OF S&B REALTY TRUST. FENCE, DEBRIS AND AREA IN USE ON THE PREMISES FROM LAND NOW OR FORMERLY OF MANZO

POOL AREA, SHED, FENCE, AND AREA IN USE ON THE PREMISES FROM LAND NOW OR FORMERLY OF TRAN & NGUYEN

DEBRIS AND AREA IN USE ON THE PREMISES FROM LAND NOW OR FORMERLY OF INGEMI.

A SEWER PUMP STATION EXISTS ON THE PREMISES. LOCUS/OFFSITE TERMINUS OF SEWER LINE IS UNKNOWN. A FENCE STRADDLES THE PROPERTY LINE PROXIMATE TO WALDEMAR

AVENUE AS SHOWN.

A FENCE MEANDERS OVER THE PROPERTY LINE AS SHOWN PROXIMATE

UTILITY POLES AND GUY WIRES CROSS ONTO THE PREMISES AS

TO WALDEMAR AVENUE AND THE INTERSECTION OF ROUTE 1A. A GUARDRAIL CROSSES ONTO THE PREMISES FROM THE ABUTTING STATE HIGHWAY ROUTE 1A.

A SIGN STRADDLES THE PROPERTY LINE BETWEEN LOCUS AND LAND NOW OR FORMERLY OF TOSCO TERMINAL COMPANY AS SHOWN. A FENCE CROSSES ONTO THE PREMISES FROM LAND NOW OR

CURBING STRADDLES THE PROPERTY LINE AS SHOWN.

FORMERLY OF TOSCO TERMINAL COMPANY AS SHOWN. PARKING AREAS AND SECTIONS OF BIT CONC PAVEMENT CAN ONLY BE ACCESSED VIA LOCUS AS SHOWN.

NOTES

- 1) UNDERGROUND UTILITIES ARE TAKEN IN PART FROM ELECTRONIC FILE 9180.1_TOPO1.dwg (SEE NOTE 3), RECORD PLANS OF MUNICIPAL AND PUBLIC UTILITY PROVIDERS AND SURFACE EVIDENCE. BEFORE CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233.
- 2) ALL ELEVATIONS REFER TO BOSTON CITY BASE.
- 3) THIS PLAN IS BASED IN PART FROM AN ELECTRONIC FILE ENTITLED 9180.1_TOP01.DWG AND DATED FEBRUARY 3, 2014 AND PREPARED BY NITSCH ENGINEERING, INC. AS WELL AS AN ON THE GROUND SURVEY PERFORMED BY BEALS AND THOMAS, INC. USING TOTAL STATION METHODS ON OR BETWEEN JANUARY 18, 2017 AND MAY 15, 2017.
- 4) WETLANDS TAKEN FROM A PLAN PREPARED BY ELKUS MANFREDI ARCHITECTS AND NITSCH ENGINEERING, INC. ENTITLED "TOPOGRAPHIC PLAN OF LAND", SCALE: 1"=40', DATED: JULY 31, 2014.
- 5) THIS PLAN WAS BASED IN PART FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS ON OR BETWEEN 03/01/2017 AND 05/15/2017.
- 6) A PORTION OF THE PREMISES IS LOCATED IN ZONE AE (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; BASE FLOOD ELEVATIONS DETERMINED), AS SHOWN ON "FLOOD INSURANCE RATE MAP. SUFFOLK COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANELS 19 AND 36 OF 176", MAP NUMBERS 25025C0038J AND 25025C0019J, EFFECTIVE DATE 3/16/2016.
- 7) THE BOUNDARY ALONG SALES CREEK IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.
- 8) THE CITY LINE BETWEEN BOSTON AND REVERE IS THE CENTERLINE OF BELLE ISLE INLET AND HAS BEEN FILLED. THE DIVISION LINE SHOWN IS TAKEN FROM PLAN ENTITLED "CITY OF BOSTON BOUNDARY LINE BETWEEN BOSTON AND REVERE" DATED JANUARY 6, 1936 AND IS ON FILE WITH THE CITY OF BOSTON ENGINEERING DEPARTMENT AS PLAN L-7388.

ZONING INFORMATION

SUFFOLK DOWNS ECONOMIC DEVELOPMENT AREA OF THE EAST BOSTON NEIGHBORHOOD DISTRICT, WHICH IS GOVERNED BY ARTICLE 53 OF THE BOSTON ZONING CODE: ALSO WITHIN A SPECIAL STUDY OVERLAY DISTRICT ESTABLISHED BY

CITY OF BOSTON ZONING INFORMATION ZONING DISTRICT-EAST BOSTON NEIGHBORHOOD DISTRICT, SUFFOLK DOWNS ECONOMIC DEVELOPMENT AREA

SECTION 53-43 OF THE BOSTON ZONING CODE

DIMENSIONAL REQUIREMENTS

DIMENSION MINIMUM LOT SIZE (S.F.): MINIMUM LOT WIDTH (FT): NONE NONE MINIMUM LOT FRONTAGE (FT): MINIMUM FRONT YARD (FT): NONE NONE MINIMUM SIDE YARD (FT): MINIMUM REAR YARD (FT): 20 **USABLE OPEN SPACE:** MAXIMUM FAR:

MAXIMUM BUILDING HEIGHT (FT): **REVERE:**

PLANNED DEVELOPMENT DISTRICT 1. WHICH IS GOVERNED BY SECTION 17.22 OF THE ZONING ORDINANCES OF THE CITY OF REVERE: PORTIONS OF THE PROPERTY ARE ALSO WITHIN THE FLOOD PLAIN DISTRICT UNDER SECTION 17.46 OF THE ZONING ORDINANCES OF THE CITY OF REVERE.

CITY OF REVERE ZONING INFORMATION

ZONING DISTRICT-PLANNED DEVELOPMENT DISTRICT 1 DIMENSIONAL REQUIREMENTS

DIMENSION LOT AREA (S.F.): 130,000 LOT FRONTAGE (FT): 150 MINIMUM FRONT YARD (FT): MINIMUM SIDE YARD (FT): MINIMUM REAR YARD (FT): MAXIMUM BUILDING HEIGHT (FT): MAXIMUM STORIES: MAXIMUM FAR: 2.0 MAXIMUM LOT COVERAGE: 50% 15% MAXIMUM OPEN SPACE:

THE McCLELLAN

PREPARED FOR:

HIGHWAY DEVELOPMENT COMPANY,LLC c/o THE HYM INVESTMENT GROUP, LLC

ONE CONGRESS STREET.

11th FLOOR

BOSTON, MA 02114

RECORD OWNER:

STERLING SUFFOLK RACECOURSE, LLC

DEED BOOK 21541. PAGE 247 L.C. DOCUMENT NO. 553756

|05/24/2017| CLIENT COMMENTS |05/23/2017| INITIAL ISSUE ISSUE DATE DESCRIPTION ICW KEAICW CALC | DWN | CHK'D

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ALTA/NSPS LAND TITLE SURVEY

525 WILLIAM F. McCLELLAN HIGHWAY EAST BOSTON AND REVERE, MA (SUFFOLK COUNTY



PREPARED BY:

DATE: MAY 23, 2017

BEALS AND THOMAS, INC. Reservoir Corporate Center 144 Turnpike Road Southborough, Massachusetts 01772-2104 T 508.366.0560 | www.bealsandthomas.com

FEET SCALE: 1"=40' B+T JOB NO. 2854.01 B+T PLAN NO. 285401P019B-012 SHEET NO. 12 OF 12

METERS